

# Waterfront view



## 3398 Route 535, Cocagne, NB, E4R 3K6

Offered at \$549,900

MLS#NB119500-Million-Dollar View! Welcome to your dream waterfront oasis! Nestled on a beautifully manicured 1.28-acre lot with approximately 126 feet of Water frontage on the Northumberland Strait, this well-maintained 3-bedroom, 2-bath home offers breathtaking panoramic views and an unmatched lifestyle. From the moment you arrive, you'll notice the double-wide paved driveway and exceptional curb appeal. Step inside through the spacious mudroom, and to your right, you'll find direct access to the oversized attached garage (23.4 x 22.7)? perfect for parking, storage, or even a workshop. The heart of the home is the bright, spacious kitchen, where a large window frames stunning water views?making dish duty a delight! The main level also features a generous living room, a separate dining area, a full 4-piece bath, and a convenient laundry room. Upstairs, you'll find three well-sized bedrooms, including a luxurious primary suite with private patio doors leading to a secluded deck with a hot tub?the ultimate relaxation spot overlooking the strait. A 2-piece bath completes the upper level. The property includes two sheds (one oversized), a charming waterside porch, with power hookup for a camper or trailer?ideal for guests or summer hosting. Recent upgrades include: New siding, Roof shingles, Windows. 15 minutes from Shediac and 30 minutes from Moncton, this stunning retreat can be your forever home?or a high-end Airbnb rental opportunity. Don't miss your chance to own this slice of paradise.

4 Bedrooms

2 Bathrooms

1,480 sqft

1.28 acre (lot size)

Built: 1941



Scan above on mobile device  
for directions to this listing

Assist2Sell Hub City Realty  
Ricky Cormier  
(506) 859-7779  
r.cormier@assist2sell.com

Assist2Sell.

All information deemed reliable but not guaranteed. If your property is currently listed this is not meant as a solicitation.  
©2025 Assist2Sell.com - Licensed according to agreed upon terms and conditions.



<https://assist2sell.com/listing/3398-route-535-cocagne-nb-e4r-3k6/3yd-a2sell-822607>